Keenans

Lyndale Close, Rossendale, BB4 8LT

Offers Over £425,000

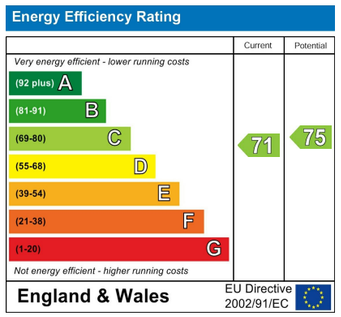
AN OUTSTANDING DETACHED FAMILY HOME WITH NO CHAIN DELAY

Nestled in the charming village of Crawshawbooth, Lyndale Close presents an exceptional opportunity for those seeking an executive family home. This impressive property is set on a generous corner plot, elevated to provide stunning panoramic views of the surrounding countryside, ensuring a sense of privacy and tranquillity.

Upon entering, you will be greeted by a spacious and inviting atmosphere, enhanced by neutral décor and stylish interiors that have been meticulously updated to the highest standard. The home boasts three floors of versatile living space, making it ideal for families of all sizes.

The heart of the home is undoubtedly the open-plan kitchen diner, perfect for both everyday family meals and entertaining guests. The spacious lounge offers a comfortable retreat, while the four generously sized bedrooms provide ample accommodation for family and visitors alike. With two well-appointed bathrooms, morning routines will be a breeze.

For those who enjoy leisure and entertainment, the property features a fantastic garage and a dedicated cinema room, ensuring that there is something for everyone.



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- Tenure Freehold
- Ideal Family Home Ready To Move Into
- Off Road Parking
- Easy Access To Major Network Links
- Council Tax Band E
- No Chain Delay
- Enviable Panoramic Views
- EPC Rating C
- Impressive Corner Plot
- Viewing Essential

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

11'10 x 11'9 (3.61m x 3.58m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wood effect laminate flooring, oak door to kitchen/dining, oak bi fold door to lounge, oak door to WC and stairs to first floor.

WC

7'10 x 4'4 (2.39m x 1.32m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, integrated storage and shelving, spotlights and tiled floor.

Lounge

17' x 16'1 (5.18m x 4.90m)

Two central heating radiators, spotlights, three feature wall lights, television point, oak single glazed double doors to kitchen/dining area, aluminium double glazed bi fold doors to rear.

Kitchen/Dining Area

31'7 x 10'5 (9.63m x 3.18m)

Two UPVC double glazed windows, central heating radiator, range of cream gloss wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, smoke alarm, breakfast bar, wood effect laminate flooring, stairs to lower ground floor and aluminium double glazed bi fold doors to rear.

Lower Ground floor

Landing

13'7 x 2'11 (4.14m x 0.89m)

Central heating radiator, spotlights, wood effect laminate flooring, doors to utility and office.

Office

11'5 x 10'3 (3.48m x 3.12m)

Utility Room

12'9 x 11'6 (3.89m x 3.51m)

UPVC double glazed frosted window, central heating radiator, upright central heating radiator, range of navy wall and base units, wood surface, Belfast sink with mixer tap, plumbed for washing machine and dryer, spotlights, wood effect laminate flooring, open to study space, UPVC double glazed frosted door to rear.

Study

10'11 x 6'5 (3.33m x 1.96m)

Spotlights, under stairs storage, wood effect laminate flooring, doors to garage and cinema room.

Cinema Room

11'1 x 10'3 (3.38m x 3.12m)

Upright central heating radiator, spotlights, feature wall light and television point.

Garage

17'1 x 9'6 (5.21m x 2.90m)

UPVC double glazed frosted window, power, lighting, boiler, up and over garage door.

First Floor

Landing

17'4 x 6'3 (5.28m x 1.91m)

Spotlights, oak doors to four bedrooms, bathroom and storage cupboard.

Bedroom One

12'4 x 9'10 (3.76m x 3.00m)

UPVC double glazed window, central heating radiator, television point and oak door to en suite.

En Suite

6'6 x 6'2 (1.98m x 1.88m)

Dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, extractor fan, spotlights and tiled floor.

Bedroom Two

11'8 x 9'6 (3.56m x 2.90m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

9'4 x 8'5 (2.84m x 2.57m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Four

9'10 x 7'4 (3.00m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

9'10 x 6'4 (3.00m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped and panel bath with mixer tap and rinse head, tiled elevation, spotlights, extractor fan and wood effect lino flooring.

External

Front

Off road parking, tiered laid to lawn garden and paving, EV charging point.

Rear

Composite decked garden with slate chip bedding areas.

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